

153.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

855,400 / 855,400

USE VALUE:

855,400 / 855,400

ASSESSED:

855,400 / 855,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
70		BELLINGTON ST, ARLINGTON

Legal Description							User Acct
101	7200.000	345,600	1,000	508,800	855,400		
Total Card	0.165	345,600	1,000	508,800	855,400	Entered Lot Size	
Total Parcel	0.165	345,600	1,000	508,800	855,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 435.15			/Parcel: 435.15	Land Unit Type:	

OWNERSHIP

Unit #:

Owner 1: PARRAVANO PAOLO & MARTHA V	
Owner 2: TRS/ PARRAVANO JOINT REVOCABLE	
Owner 3: LIVING TRUST	
Street 1: 70 BELLINGTON ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: PARRAVANO PAUL & MARTHA V -	
Owner 2: -	
Street 1: 70 BELLINGTON ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1966 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt	10	37A		
Flood Haz:						
D		Topo	2	Above Stree		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200	Sq. Ft.	Site			0	80.	0.88	9									508,798						508,800	

Total AC/HA: 0.16529

Total SF/SM: 7200

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 508,798

Spl Credit

Total: 508,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6	Colonial			Full Bath: 1	Rating: Good			PDAS. CK COND 7/09 WIP.															
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																		
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																		
Sec Wall:		%		OthrFix: 1	Rating: Good																		
Roof Struct: 1	- Gable			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1															
Color: BLUE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl: 1	Rating: Average			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C	- Average			CONDO INFORMATION				Lvl 2															
Year Blt: 1936				Location:				Lvl 1															
Alt LUC:				Total Units:				Lower															
Jurisdct: G14				Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1											
Const Mod:				% Own:				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
INTERIOR INFORMATION				Phys Cond: GD	- Good	18. %		Interior:	1	7	3												
Avg Ht/FL: STD				Functional:		%		Additions:															
Prim Int Wal: 2	- Plaster			Economic:		%		Kitchen:															
Sec Int Wall:		%		Special:		%		Baths:															
Partition: T	- Typical			Override:		%		Plumbing:															
Prim Floors: 3	- Hardwood			Total:	18.6 %			Electric:															
Sec Floors:		%		CALC SUMMARY				Heating:															
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 130.00				General:															
Subfloor:				Size Adj: 1.18414724				Totals	1	7	3												
Bsmnt Gar:				Const Adj: 0.99989998																			
Electric: 3	- Typical			Adj \$ / SQ: 153.924																			
Insulation: 2	- Typical			Other Features: 82700																			
Int vs Ext: S				Grade Factor: 1.00																			
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000																			
Heat Type: 3	- Forced H/W			NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100		% AC:		Adj Total: 424547																			
Solar HW: NO		Central Vac: NO		Depreciation: 78966																			
% Com Wal		% Sprinkled		Depreciated Total: 345581																			
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val													
SPEC FEATURES/YARD ITEMS				Serial #:																			
				Year:																			
				Color:																			
												PARCEL ID 153.0-0002-0005.0								IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro Patriot Properties, Inc				
19	Patio	D	Y	1	16X19	A	AV	2010	3.48	T	7.2	101			1,000			1,000					
More: N				Total Yard Items:				1,000	Total Special Features:							Total:	1,000						